



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Authorize Advertisement of Request for Proposals for Design/Build Services for Municipal Service Center Public Works Locker Room Expansion

MEETING DATE: June 16, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize advertisement of Request for Proposals (RFP) for Design/Build Services for Municipal Service Center (MSC) Public Works Locker Room Expansion.

BACKGROUND INFORMATION: The MSC Public Works Administration Building was originally constructed in 1972. There is a substantial need for more staff lockers and bathroom facilities. There is only one toilet for male employees, one for female employees and one "unisex". The existing facility does not have any

handicap accessible toilets. There is also a need for a bathroom that can be accessed after normal working hours for staff members refueling vehicles. The new bathroom facilities would be a permanent replacement for the MSC bathroom trailer currently being rented by Public Works. The project includes approximately 800 square feet of building space including:

- Locker Room Expansion: The addition of 24 lockers, two toilets for male employees, with one being ADA accessible, and two ADA accessible sinks.
- Unisex Bathroom: The addition of four lockers for female employees and one ADA-accessible toilet and sink. This bathroom will be available for use by employees at all hours.
- Storage Space: The addition of 320 square feet to be used for uniform and material storage. Relocating these uses out of the existing break/meeting room will allow more space and uninterrupted meetings at the facility.

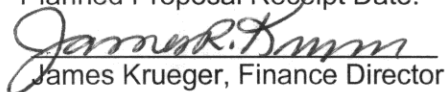
Public Works staff members have created a floor plan which maximizes the available space and meets the current needs for additional facilities. A design/build approach to this project should be the most cost-effective and timely method of getting this project completed. The department has utilized this approach for some minor projects, such as well-site enclosures, and is considering this method for larger projects. This project, while still small, has more of the aspects of a typical building project.

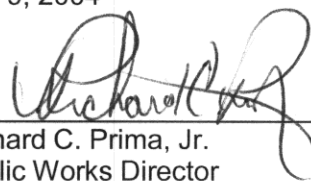
Council is being asked to authorize advertising for Request for Proposals for the project, which includes the above noted improvements and associated electrical, mechanical, utility, site preparation and demolition as required. A prequalification process is included to determine eligible design/build teams and ensure they have the necessary experience to perform the work. The proposals require a "Guaranteed Maximum Price" for the design and construction of the project.

The Request for Proposals is on file in the Public Works Department.

FUNDING: This project will be funded by Development Impact Mitigation fees.

Budget Estimate Page E-54: \$150,000
Planned Proposal Receipt Date: July 9, 2004


James Krueger, Finance Director

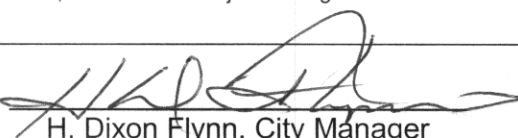

Richard C. Prima, Jr.
Public Works Director

Prepared by Gary Wiman, Construction Project Manager
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APPROVED:


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